LICENSES AND CONSUMER SERVICES LICENSE INSPECTOR'S REPORT

License Number: L 210 50218 Police File Number: 13329

Date of Application: September 20, 2012

Inspector: Craig Eliason

Applicant/Legal Entity: Union Hospitality, LLC

DBA/Trade Name: Union

Complete Address: 731 Hennepin Avenue

License Requested: On-Sale Liquor with Sunday Sales, Class B

Current License Type: N/A

Responsible person within 75 miles of Minneapolis City Hall: Darcie Marsh

Public Hearing Requirement: Required

License Conditions: Yes

Neighborhood/Ward: Downtown West / 7

Zoning: B4-2 This is a permitted use in the Downtown

Business District

7 acre requirement: N/A

Off-Street Parking: No parking requirement

Churches or schools within 300 feet of the proposed premises: N/A

Seating: Inside: 202 Outside: 165

Fire Occupancy: Inside: 497 Maximum Outside Capacity: 180

Food Service Requirement: The applicant meets the minimum food service

requirement as it is a full service restaurant.

Hours of Operation: Inside: 11:00 AM-2:00 AM Seven Days Per Week

Outside: Same

Metropolitan Council Service Availability Charges: 44 Units

HISTORY OF LOCATION

This is a newly-renovated building that has not been previously licensed.

APPLICANT

The applicant is Union Hospitality, LLC, a Minnesota corporation formed on January 18, 2012 under Chapter 322B (File Number 465458200025), having the required restriction on the transfer of stock and having the following stockholders and officers:

<u>Name</u>	<u>Title</u>	<u>Shares</u>
Kam Talebi	CEO/Chief Manager/	90%
	Treasurer/Secretary	

Keyvan Talebi Manager 10%

MANAGER

The manager of Union will be Marcie Marsh. Ms. Marsh has worked in the alcohol service industry since 1999 and has passed the criminal background check.

POLICE REVIEW

Police Licensing and this Inspector have reviewed the expenses and source of funds reported in this application. The applicant has provided documentation showing adequate legal and traceable funding for this venture and has passed the criminal background check. The applicant has also discussed this application with the First Precinct of the Minneapolis Police Department.

PREMISES

The lease shows exclusive use of premises by applicant. The space contains approximately 12,507 square feet of the lower level, first floor and roof of the building located at 731 Hennepin Avenue. The licensed premises space is compact and contiguous. There is seating for 56 patrons on the lower level, 146 patrons on the first floor and 165 patrons on the rooftop at tables and chairs, booths and bars, bringing the total available seating to 367. The rooftop patio will feature a retractable glass roof, allowing open-air dining as weather permits. The maximum occupant load of the establishment is 497 persons. The maximum capacity of the rooftop is 180 persons.

BUSINESS PLAN/OPERATIONS

The applicant indicates that Union will be open for lunch seven days a week, including Sunday brunch. Dinner will be served until 10:00 PM Sunday through Thursday and 11:00 PM Friday and Saturday. Liquor will be available until Midnight Sunday through Wednesday, 1:00 AM Thursday and 2:00 AM Friday and Saturday. The restaurant will serve a wide variety of appetizers, salads, entrees, desserts and beverages. The applicant is applying for a Class B license, which allows entertainment in the form of live music and singing without limitation as to the number of musicians, singers, or the type of amplification. Dancing and singing by patrons and a disc jockey are permitted. The applicant indicates it plans to offer prerecorded music throughout the restaurant. A disc jockey will also be utilized. Alcoholic beverages will only be served by trained employees. It is Union's policy to card all patrons who appear to be under the age of 35. The applicant's business plan indicates that outside speakers will be positioned towards the building to minimize noise. Sound treatments will also be installed to absorb low frequencies. A limiter is built into the system to help alleviate potential noise issues. All staff is expected to fully understand the noise policy and their role in complying with it. Any noise complaints will be addressed by the owner.

The applicant indicates that at the present time it has no intent to offer charitable gambling activities or sponsor competitive sports teams.

PUBLIC HEARING SUMMARY

Thirty one notices were mailed to property owners and residents within 300 feet of the main door of the establishment on September 26, 2012. The public hearing is scheduled before the Regulatory, Energy & Environment Committee on October 11, 2012 at 1:30 PM in Room 317 City Hall.

RECOMMENDATION

The Licenses and Consumer Services Division recommends approving this application for an On-Sale Liquor with Sunday Sales, Class B License.

LICENSE CONDITIONS

See attached